

**Proposed Commercial Streamlining Ordinance, Phase II
October 2008**

Commercial Streamlining			
Use or Development Regulation	Existing Requirements	Proposed Requirements	Applicable Zoning Ordinance Sections
Sale of passenger vehicles, pick-up trucks (not exceeding 25 feet in length) and motorcycles; incidental repair	<ul style="list-style-type: none"> ▪ Sale of vehicles allowed with a Conditional Use Permit in CN Commercial Neighborhood and CP Commercial Pedestrian districts; sale of vehicles with incidental vehicle repair allowed with a Conditional Use Permit in CG Commercial General District. 	<ul style="list-style-type: none"> ▪ Allow sale of vehicles with a Special Use Permit in CN Commercial Neighborhood District and allow sale of vehicles with incidental vehicle repair with a Special Use Permit in CG Commercial General District. Retain the Conditional Use Permit requirement in the CP Commercial Pedestrian District. 	<ul style="list-style-type: none"> ▪ Amend Section 20.40.100
Retail art studio, in which artistic items are created and sold on the premises	<ul style="list-style-type: none"> ▪ Not an enumerated use. Manufacturing not allowed in Commercial Districts. 	<ul style="list-style-type: none"> ▪ Allow as a permitted use in CP Commercial Pedestrian, CN Commercial Neighborhood, and CG Commercial General Zoning districts subject to the following: <ul style="list-style-type: none"> ▪ Maximum 1,500 square feet of total floor area devoted to handcrafting, assembling or fabricating crafts. ▪ Minimum of 25% of total floor area devoted to retail sales. ▪ Parking: 1 per 200 square feet of retail floor area; 1 per 400 square feet of floor area if on ground floor in Neighborhood Business District. 	<ul style="list-style-type: none"> ▪ Amend Section 20.40.100 ▪ Add Section 20.40.140 ▪ Amend Chapter 20.200
Outdoor dining incidental to a retail establishment or a public eating establishment	<ul style="list-style-type: none"> ▪ Outdoor dining is not an enumerated use. ▪ Parking requirement for outdoor dining is the same as for a public eating establishment – 1 space per 2.5 seats or 40 square feet of dining area, whichever requires the greater number of spaces. 	<ul style="list-style-type: none"> ▪ Enumerate outdoor dining as a permitted use incidental to a retail or public eating establishment in Commercial and Industrial Districts. A Special Use Permit may be required if located within 150 feet of residentially zoned property. ▪ No parking requirement for the first 25 outdoor dining seats; additional seating beyond the first 25 requires 1 space per 2.5 seats. 	<ul style="list-style-type: none"> ▪ Amend Section 20.40.100 ▪ Amend Section 20.90.060 ▪ Amend Chapter 20.200

Commercial Streamlining (continued)			
Use or Development Regulation	Existing Requirements	Proposed Requirements	Applicable Zoning Ordinance Sections
Outdoor uses in Commercial Districts within 150 feet of residentially zoned property	<ul style="list-style-type: none"> Special Use Permit required for outdoor uses except: seasonal sales, service windows associated with financial institutions for pedestrians, automatic vending machines, and plant nursery sales. 	<ul style="list-style-type: none"> Exempt outdoor dining incidental to a retail or public eating establishment from Special Use Permit requirement if the use: is separated from residentially zoned property by a non-residential building or by a minimum of 100 feet, including a public right-of-way; does not include amplified sound; and does not operate between 10 p.m. and 6 a.m. 	<ul style="list-style-type: none"> Amend Section 20.40.520
Outdoor private property special events (e.g., farmer's markets)	<ul style="list-style-type: none"> Requires a Special Use Permit if the event will not exceed 30 days and does not meet requirements for an Event Permit. Requires a Conditional Use Permit if the event exceeds 30 days and does not meet requirements for an Event Permit. 	<ul style="list-style-type: none"> Allow with a Special Use Permit if the event will not exceed 30 consecutive days and 45 days total, and does not meet requirements for an Event Permit. Allow with a Conditional Use Permit if the event exceeds 30 consecutive days or 45 days total, and does not meet requirements for an Event Permit. 	<ul style="list-style-type: none"> Amend Section 20.80.1420
Front setback exception	<ul style="list-style-type: none"> Requires that a commercially zoned property located adjacent to a residentially zoned property conform to the front setback requirement of the adjacent residential zoning district. 	<ul style="list-style-type: none"> Specify that when a commercially zoned property is located at the end of a block adjacent to a residentially zoned property, the residential front setback applies only to that portion of the commercial property located within 20 feet of the residential zoning district. 	<ul style="list-style-type: none"> Amend Section 20.40.250
Parking requirement for public uses	<ul style="list-style-type: none"> Parking requirements are prescribed for public uses, including elementary schools, secondary schools, museums, and libraries. 	<ul style="list-style-type: none"> Clarify that Title 20 does not regulate parking requirements for public uses by deleting all references to "public" and "private." 	<ul style="list-style-type: none"> Amend Section 20.90.060